



TOWN OF LOOMIS
PLANNING COMMISSION REGULAR MEETING AGENDA
Blue Goose Event Center
3550 Taylor Road
Loomis, CA 95650

NOTE: THE MEETING LOCATION IS AT THE BLUE GOOSE

Wednesday

April 25, 2018

7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

- ☐ Chairman Hogan
- ☐ Commissioner Kelly
- ☐ Commissioner Wilson
- ☐ Commissioner Obranovich
- ☐ Commissioner Clark-Crets

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker is three minutes but can be changed by the Chairman.**

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

1. Planning Status Report
2. March 14, 2018 Minutes
3. March 27, 2018 Minutes

RECOMMENDATION

RECEIVE AND FILE
APPROVE
APPROVE

PUBLIC HEARING

4. **#14-05 THE VILLAGE AT LOOMIS PROJECT (CONTINUED FROM MARCH 27, 2018 PLANNING COMMISSION HEARING)**

To consider amending the Loomis General Plan; Rezoning the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the

RECOMMENDATION

Staff recommends the Commission open the public hearing, receive Staff's presentation, receive a presentation from the applicant, receive public comment, then close the public hearing.

Once the public hearing is closed, Staff recommends the Commission approve the following motion:

Motion to adopt the attached Resolution Recommending Denial of the Village at Loomis (Project# 14-05) to the Loomis Town Council due to the following concerns:

1. Inconsistency with the Planning Commission's direction from the March 14, 2018 meeting regarding minimum lot sizes, setbacks and single-story homes along David Drive;
2. Inadequate active park space; and
3. Inadequate General Commercial zoning as part of the overall project.

PUBLIC COMMENT

ADJOURNMENT: _____ **PM**

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

****** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. ******

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each

7. Applicant opportunity to respond to public comments – 3 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for Wednesday April 25, 2018 Meeting of the Town of Loomis Planning Commission was posted April 18, 2018 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.



Carol Parker, Administrative Clerk/Planning Assistant